

# **Compliance Checklist for Mountain Vistas Specific Plan, Mountain Vistas Specific Plan Environmental Impact Report, and Tract Map 37-54**

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## **Specific Plan Conditions of Approval Environmental Impact Report Mitigation Measures Tract Map 37-54 Conditions of Approval**

### **MOUNTAIN VISTAS SPECIFIC PLAN/TRACT MAP 37-54 COMPLIANCE CHECKLIST**

Over the life of the project, the Mono County Community Development Department (Planning, Building, Code Enforcement Divisions) and the Mono County Department of Public Works will utilize the Compliance Checklist for the Mountain Vistas Specific Plan/EIR/Tract Map 37-54 to ensure that all requirements, including approved mitigation measures, tract map conditions, and specific plan project conditions, are met at the appropriate phase of the project. The final checklist will be maintained as a separate file for the project and will be consulted throughout the life of the project to ensure that development occurs in compliance with the provisions of the Specific Plan, EIR, and Tract Map.

### **CHECKLIST FORMAT**

The Mountain Vistas Specific Plan has been designed so that the policies and standards in the Specific Plan serve as the mitigation measures required by the Environmental Impact Report and as the Tract Map conditions of approval. This is intended to reduce duplication in the conditions required for the project and to streamline the enforcement process. In a few cases, more detailed tract map conditions address specific development issues. The Compliance Checklist serves as the mitigation monitoring plan required as an element of the FEIR. Copies of the Land Use Designations for the Specific Plan are attached to the Compliance Checklist.

The Compliance Checklist is organized by due date. For example, all the mitigation and conditions that must be completed before recording the Final Tract Map for the project is listed under that heading. Before the Final Tract Map is recorded, the applicable section of the Compliance Checklist should be reviewed to ensure that all requirements have been met.

## KEY TO CHECKLIST

**Monitoring Department** = The Mono County Department responsible for monitoring compliance for the project. Usually this will be the Community Development Department (CDD) whose divisions (Planning, Building, Code Enforcement) are responsible for overall compliance with development regulations and mitigation. For many of the tract map conditions, the Department of Public Works will be responsible for monitoring compliance.

**Contact for Compliance** = The organization, County Department, or entity to contact to ensure compliance has occurred.

**Date Completed** = The date compliance occurred.

**Staff Initials** = The initials of the staff member noting the compliance.

**Notes** = Any applicable notes pertaining to the compliance.

<sup>TM</sup> **Copies of pertinent approvals or permits should be attached to the checklist.**

## **Compliance Checklist: Mountain Vistas Specific Plan / EIR / Tract Map 37-54**

### **Project Benchmark: Prior to Recording Final Tract Map**

<b>Approvals / Permits / Mitigation Required</b>	<b>Monitoring Department</b>	<b>Contact for Compliance</b>	<b>Date Completed</b>	<b>Staff Initials</b>	<b>Notes</b>
PS-1 The County and the developer shall finalize financial requirements for the project's contribution to the provision of additional emergency medical services in Chalfant as part of the subdivision process (Mountain Vistas Specific Plan Program 16-A) unless Mono County adopts a Development Impact Fee Ordinance before the final map is recorded. In that case, the developer shall pay the fees established by the ordinance as part of the building permit application process.	CDD	Public Works			
PS-2 The County and the developer shall finalize financial requirements for the project's contribution to the provision of additional law enforcement services in Chalfant as part of the subdivision process (Mountain Vistas Specific Plan Program 15-A) unless Mono County adopts a Development Impact Fee Ordinance before the final map is recorded. In that case, the developer shall pay the fees established by the ordinance as part of the building permit application process	CDD	Public Works			
PS-3 The County and the developer shall finalize a development plan for the on-site park, including the type and location of all facilities to be located at the park, including picnic facilities and playground equipment as part of the subdivision process (Mountain Vistas Specific Plan Program 18-A) unless Mono County adopts a Development Impact Fee Ordinance before the final map is recorded. In that case, the developer shall pay the fees established by the ordinance as part of the building permit application process	CDD	Public Works			

## **Compliance Checklist: Mountain Vistas Specific Plan / EIR / Tract Map 37-54**

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**Project Benchmark: Prior to Recording Final Tract Map**

<b>Approvals / Permits / Mitigation Required</b>		<b>Monitoring Department</b>	<b>Contact for Compliance</b>	<b>Date Completed</b>	<b>Staff Initials</b>	<b>Notes</b>
GS-2 AQ-4	A final Grading Plan, based on the preliminary grading and drainage plan in this document, must be approved by the Mono County Department of Public Works prior to the commencement of any development activities. The Grading Plan must include a comprehensive erosion and sediment transport control plan (Mountain Vistas Specific Plan Conservation Standard CS-13).	CDD	Public Works			
GS-3	The applicant shall be required to submit a soils report or process a soils waiver report. Any such report or waiver shall be reviewed and approved by the Director of Public Works, according to the provisions of Mono County Code Sec. 17.36.090 (Mt Vistas Specific Plan Conservation Standard CS-29).	CDD	Public Works			

## Compliance Checklist: Mountain Vistas Specific Plan / EIR / Tract Map 37-54

**Project Benchmark: Prior to Recording Final Tract Map continued**

Approvals / Permits / Mitigation Required		Monitoring Department	Contact for Compliance	Date Completed	Staff Initials	Notes
GS-4 AQ-5	Building envelopes and driveways shall be established on the final tract map for all lots in order to reduce site disturbance and associated dust, to avoid noise impacts to the residential units, and to minimize flood impacts (Mountain Vistas Specific Plan Conservation Standard CS-14).	CDD	Planning			
GS-9 AQ-10	The project proponent shall plant a windbreak along the north and south boundaries of the project site in order to reduce dust and windborne erosion over the life of the project. The windbreak shall be planted as soon as possible following the installation of the well(s) and water system and either before or concurrently with the first phase of residential development. An easement for this windbreak shall be included on the final tract map for the project. The windbreak shall also be included on the final Landscape Plan for the project and its ongoing existence and maintenance shall be addressed in the CC & Rs for the project (Mountain Vistas Specific Plan Conservation Standard CS-19).	CDD	Planning			
VW-7	The project proponent shall work with LADWP and BLM to identify one authorized trail/route access from the community to access adjacent LADWP and BLM lands. The route shall be identified prior to approval of the final tract map and shall be marked with a sign at the property boundary. The developer shall inform all new residents of BLM policies that prohibit cross-country vehicle use on adjacent public lands and limit that vehicle use to designated roads and trails.	CDD	Applicant LADWP BLM			

## Compliance Checklist: Mountain Vistas Specific Plan / EIR / Tract Map 37-54

**Project Benchmark: Prior to Recording Final Tract Map continued**

Approvals / Permits / Mitigation Required	Monitoring Department	Contact for Compliance	Date Completed	Staff Initials	Notes
VR-13 Mailboxes shall be clustered and shall be installed by Workforce Homebuilders LLC at a location approved by the Public Works Department prior to approval of the Final Tract Map. The mailboxes shall be painted a muted earth tone (i.e. tan, green, brown, grey) that blends in with the surrounding environment and is non-reflective (Mountain Vistas Specific Plan Design Standard DS-21).	CDD	Public Works			
C-1 Provide off-site access improvements as specified in Figure 5 (Master Off-Site Access Improvements) in Appendix A—Map Set  Note: Figure 5 contains 3 alternatives. All alternatives fulfill CEQA requirements for mitigation. The project proponent does not agree with the second and third alternatives, believing that they require additional mitigation and enhancements that are not related to the impacts that will result from the project. One of the alternatives will need to be chosen as the final configuration for the off-site access improvements prior to approval of the final tract map for the project (Mountain Vistas Specific Plan Circulation Policy 5-B).	CDD	Public Works			
C-2 An encroachment permit shall be obtained from Caltrans prior to approval of the final tract map (Mountain Vistas Specific Plan Circulation Program 5-B).	CDD	Public Works			
C-4 The final tract map for the project shall indicate the access point for the commercial lot (Mountain Vistas Specific Plan Circulation Program 5-C).	CDD	Public Works			

## Compliance Checklist: Mountain Vistas Specific Plan / EIR / Tract Map 37-54

**Project Benchmark: Prior to Recording Final Tract Map continued**

Approvals / Permits / Mitigation Required		Monitoring Department	Contact for Compliance	Date Completed	Staff Initials	Notes
N-5	Houses on Lots 4, 5, 11, 12, 13, 20, and 21 shall be sited facing Hwy. 6 (Mountain Vistas Specific Plan Conservation Standard CS-5).	CDD	Planning			
N-6	Building envelopes established on the Final Tract Map for the project shall consider noise impacts on Lots 1, 4, 5, 11, 12, 13, 20, 21, and shall site the building envelope to provide the maximum setback from the eastern property edge (Mountain Vistas Specific Plan Conservation Standard CS-6).	CDD	Planning			
N-7	A six-foot tall berm shall be installed along the eastern property line of the project east of Lots 4 and 5. A four to five-foot tall berm shall be installed along the eastern property line from east of Lot 11 south to the commercial lot. The Final Tract Map for the project shall include the berm, culverts in the berm to allow for flow-through of flood waters, and landscaping proposed for the berm (Mountain Vistas Specific Plan Conservation Standard CS-7).	CDD	Planning			
N-8	On Lot 1, the berm on the eastern property line shall be 4 feet tall, there shall be a six foot tall wall starting at the western edge of the berm and continuing west along the northern property line to where the 65 CNEL line crosses the property, and there shall be a 4 to 5 foot wide strip of landscaping along the north side of the wall. Prior to approval of the Final Tract Map, the wall and the landscaping shall be located in an easement placed on the property for that use (Mt Vistas Specific Plan Conservation Standard CS-8).	CDD	Planning			

## Compliance Checklist: Mountain Vistas Specific Plan / EIR / Tract Map 37-54

**Project Benchmark: Prior to Recording Final Tract Map continued**

Approvals / Permits / Mitigation Required		Monitoring Department	Contact for Compliance	Date Completed	Staff Initials	Notes
AQ-3	An air quality permit shall be obtained from the Great Basin Unified Air Pollution Control District (Mountain Vistas Specific Plan Conservation Standard CS-12).	CDD	Planning			
WR-1	To ensure that the proposed water system avoids impacts to surrounding wells and to the surrounding environment (Mt. Vistas Specific Plan Policy 8-C) and to better define the actual amounts, if any, of the possible drawdown impacts on off-site wells that may be caused by pumping of the new on-site wells, a maximum 72-hour pumping test shall be designed and conducted in the first new on-site well. Off-site wells shall be monitored during and after the pump test. The pump test data shall also be used to assess possible impacts to the aquifer. Following completion of the pump test, the engineer shall generate a cone of depression showing the distance at which wells could be affected by pumping at the project site. The pump test shall be completed and the data analyzed prior to approval of the Final Tract Map (Mt. Vistas Specific Plan Conservation Standard CS-34).	CDD	Planning Environmental Health			
WR-2	The Water Well Feasibility and Siting Study shall be revised to address the potential impacts of discharging 56 acre-feet from the site for 10 years (Mountain Vistas Specific Plan Conservation Standard CS-35).	CDD	Planning Environmental Health			



## **Compliance Checklist: Mountain Vistas Specific Plan / EIR / Tract Map 37-54**

**Project Benchmark: Prior to Recording Final Tract Map continued**

<b>Approvals / Permits / Mitigation Required</b>	<b>Monitoring Department</b>	<b>Contact for Compliance</b>	<b>Date Completed</b>	<b>Staff Initials</b>	<b>Notes</b>
WR-3 If the pump test or the revised Water Well Study indicates that there will be significant impacts to the underlying aquifer or to surrounding existing wells, either in the short-term or the long-term, the Final Tract Map shall not be approved until the project is revised and additional CEQA analysis is prepared (Mountain Vistas Specific Plan Conservation Standard CS-36).	CDD	Planning			
WR-4 Landscaping installed by Workforce Homebuilders LLC shall comply with the Master Landscape Plan prepared for the Mountain Vistas Specific Plan. The landscape plan in the Draft Specific Plan and EIR is a conceptual plan. A final detailed landscape plan, prepared in accordance with Mono County's Landscape and Revegetation Requirements, shall be prepared and approved prior to approval of the Final Tract Map (Mountain Vistas Specific Plan Conservation Standard CS-37).	CDD	Planning			
H-1 The project shall comply with all requirements of the Chalfant Valley FPD and shall obtain a will serve letter from the FPD prior to approval of the Final Tract Map (Mountain Vistas Specific Plan Conservation Standard CS-30).	CDD	Applicant CVFPD			

## Compliance Checklist: Mountain Vistas Specific Plan / EIR / Tract Map 37-54

**Project Benchmark:** Prior to Recording Final Tract Map continued

### Additional Tract Map Conditions of Approval

Approvals / Permits / Mitigation Required	Monitoring Department	Contact for Compliance	Date Completed	Staff Initials	Notes
WR-8 The County and the applicant shall work with DFG and BLM to develop and implement a Swainson's Hawk habitat enhancement plan in order to minimize the influence of development on the Swainson's Hawk in the Chalfant Valley. The plan shall identify suitable public lands in the Chalfant Valley, away from current and proposed development areas, where trees may be planted to provide additional nesting sites for Swainson's Hawks. The plan shall include the size and species of tree to be planted and include a mechanism for maintenance of the trees until they are self-sustaining. The plan shall be completed prior to approval of the final tract map and shall include a condition that the trees be planted during Phase I of the Mountain Vistas construction. The developer shall be responsible for no more than 20 trees.	CDD	Planning DFG BLM			
The project applicant shall inform future owners and developers of the project mitigation measures and Land Use Planning and Regulatory Provisions, Section II of the Mountain Vistas Specific Plan as a means of reducing or eliminating development impacts to less-than-significant levels. Conditions of approval shall be reiterated on an additional map sheet of the final map. They may be included or referenced in recorded project CC& Rs or Deed restrictions	Public Works	Applicant Developer			
The developer shall provide necessary easements for existing and proposed utility service within the subdivision	Public Works	Developer			

## **Compliance Checklist: Mountain Vistas Specific Plan / EIR / Tract Map 37-54**

**Project Benchmark: Prior to Recording Final Tract Map continued**

### **Additional Tract Map Conditions of Approval**

<b>Approvals / Permits / Mitigation Required</b>	<b>Monitoring Department</b>	<b>Contact for Compliance</b>	<b>Date Completed</b>	<b>Staff Initials</b>	<b>Notes</b>
Future development will require the installation of individual sewage disposal systems on each parcel. The applicant shall submit a soils suitability report, prepared by a registered civil engineer licensed in the state of California, supporting the suitability of soils for installation of individual sewage disposal systems. The report shall contain, at a minimum, two percolation test results and two soil profile results for each new parcel to be created or alternate testing as approved by the Mono County Health Department. The report shall document, to the satisfaction of the Health Department that the soil structure meets or exceeds applicable State and County standards for siting and installation of individual sewage disposal systems. The report shall provide documentation that the direct, indirect and cumulative effects of the proposed individual sewage disposal systems will not significantly impact the water quality of surface waters listed under Section 303(b) of the Federal Clean Water Act as impaired due to accelerated eutrophication	Public Works Health Dept	Applicant Developer			
The bottom of subsurface leach fields and rock-filled infiltration trenches shall be a minimum of 5 feet above the level of seasonal high groundwater to provide adequate treatment. Soil profiles and percolation testing shall be conducted during a period of highest groundwater, preferably during the months of April or May for evidence of groundwater modeling. The Health Department shall be notified a reasonable period in advance of the conducting the required soil profiles and percolation tests so staff may make inspections. Individual sewage disposal system permits shall be obtained from the Health Department prior to installation of septic tanks or construction of sewage disposal systems.	Public Works Health Dept	Applicant Developer			

## **Compliance Checklist: Mountain Vistas Specific Plan / EIR / Tract Map 37-54**

**Project Benchmark: Prior to Recording Final Tract Map continued**

### **Additional Tract Map Conditions of Approval**

<b>Approvals / Permits / Mitigation Required</b>	<b>Monitoring Department</b>	<b>Contact for Compliance</b>	<b>Date Completed</b>	<b>Staff Initials</b>	<b>Notes</b>
The siting of individual waste disposal systems shall comply with the Lahontan Regional Water Quality Control Board's (RWQCB) criteria contained in the Water Quality Control Plan for the Lahontan Region. Leach fields and septic tanks shall be sited a minimum of one hundred (100) feet from any domestic well. Leach fields shall be located a minimum of twenty-five (25) feet from the edge of any drainage channel or easement. Alternative systems, if necessary, shall be reviewed and approved in conformance with Regional Water Quality Control Board's requirements.	Public Works Health Dept	Applicant Developer			
The proposed location of individual waste disposal systems and their replacement areas shall be shown on the Final Map or separate drawing and submitted to the Mono County Environmental Health Department for review and approval. An area for future sewage disposal, described as a replacement area, equal to 100 percent of the primary sewage disposal area, shall be set aside for future sewage disposal should the primary disposal system fail	Public Works Health Dept	Applicant Developer			
The subdivider shall construct improved roads within the subdivision in accordance with the County Road Improvement Standards for a Typical Section for a Rural Subdivision (Plate No. 8 Typical Section Rural Subdivision--Mono County Road Improvement Standards, 1981). All road improvement costs, including design, plans and specifications, permitting, testing, inspections, and any related reports shall be the responsibility of the subdivider. Engineered plans, specifications and cost estimates shall be submitted to the Department of Public Works for review and approval. The roads shall be constructed prior to recording of the final map or security shall be provided and a subdivision agreement executed with the County to guarantee construction.	Public Works	Applicant Developer			

## Compliance Checklist: Mountain Vistas Specific Plan / EIR / Tract Map 37-54

**Project Benchmark:** Prior to Recording Final Tract Map continued

### Additional Tract Map Conditions of Approval

Approvals / Permits / Mitigation Required	Monitoring Department	Contact for Compliance	Date Completed	Staff Initials	Notes
<p>Water shall be provided to each and every parcel by a public water system. The following conditions pertain to the construction and permitting of a public water system.</p> <p>A. The public water system shall have a valid operating permit. Application shall be made to the Mono County Health Department (MCHD) on forms provided by the department. The permit fee for a new community water system is \$500.</p> <p>B. An Engineering Design Study shall be completed by the applicant's project engineer and submitted to the MCHD as part of the permit application.</p> <p>C. Construction Standards: All new public water system construction must conform to the State of California Waterworks Standards. Plans and specifications must be submitted to MCHD for approval prior to issuance of a water system operating permit.</p> <p>D. Water Quality: The source of supply shall be sampled and analyzed by a state approved laboratory for general mineral, chemical, biological and radiological parameters as specified in the California Safe Drinking Water Act. All results must meet state-mandated maximum contaminant levels or provide approved treatment in order for the source of supply to be approved by the MCHD.</p> <p>E. Technical-Managerial-Financial: All water systems must prove adequate technical, managerial and financial capacity to own and operate a public water system. This information is to be provided on standard TMF forms available from the MCHD. The forms are lengthy and very detailed and will require detailed information regarding the owner's financial, managerial and technical capacities.</p> <p>F. Certified Operators: All public water systems must have at least two California-certified distribution operators to run the water system. If treatment is provided, the operator(s) must have State of California-issued treatment certification</p>	<p>Public Works</p> <p>Health Dept</p>	<p>Applicant</p> <p>Developer</p>			

## Compliance Checklist: Mountain Vistas Specific Plan / EIR / Tract Map 37-54

**Project Benchmark:** Prior to Recording Final Tract Map continued

### Additional Tract Map Conditions of Approval

Approvals / Permits / Mitigation Required	Monitoring Department	Contact for Compliance	Date Completed	Staff Initials	Notes
A drainage plan for the project shall be submitted prior to the recording of the tract map. The drainage plan shall include retention basins, as necessary, designed in conformance with the requirements of the Lahontan Regional Water Quality Control Board	Public Works	Applicant			
The County and the developer shall finalize a development plan for the on-site park, including the type and location of all facilities to be located at the park, including picnic facilities and playground equipment (Mountain Vistas Specific Plan Program 18-A). Consistent with recreation objectives identified for the Tri-Valley area in the Land Use Element, the subdivider shall contribute improvements and/or in-lieu fees for the Chalfant community park. A not-to-exceed cost for these improvements and/or in-lieu fees shall be negotiated between the subdivider and the Public Works Director prior to final map recordation. <i><u>This amount maybe offset by park improvements made to lot F Park and Stormwater Retention Area</u></i>	Public Works CDD Planning	Applicant Developer			
The property has been identified as being in a 100 year flood hazard area. The final map shall display that area identified in the flood analysis as being subject to the 100 year event	Public Works	Applicant			
<p>The Final Map shall include:</p> <ul style="list-style-type: none"> <li>Flood-plain boundaries determined from study</li> <li>Location and elevation of topographic survey base point</li> <li>Base flood elevation contours at a minimum 1 foot interval</li> <li>Elevations of all proposed structures and building pads.</li> </ul>	Public Works	Applicant			

## **Compliance Checklist: Mountain Vistas Specific Plan / EIR / Tract Map 37-54**

**Project Benchmark: Prior to Recording Final Tract Map continued**

### **Additional Tract Map Conditions of Approval**

<b>Approvals / Permits / Mitigation Required</b>	<b>Monitoring Department</b>	<b>Contact for Compliance</b>	<b>Date Completed</b>	<b>Staff Initials</b>	<b>Notes</b>
The topographic survey base point utilized as vertical control for the base flood elevations shall be permanently installed and marked at its location within the subdivision and protected from damage	Public Works	Developer			
The project developer shall provide an easement of ten (10) foot along the southern portion of proposed lot 37 for pedestrian and equestrian access from the proposed parcel 38 to the LADWP lands to the west	Public Works	Developer			
Prior to the approval of the Final Tract Map, the developer shall confer with local postal authorities and the Mono County Department of Public Works regarding the installation of cluster mailboxes. The applicant shall provide a letter from the postal authorities and the Mono County Department of Public Works stating their approval of road names and cluster box locations for the development.	Public Works	Developer			
Driveways for each single-family residence shall be paved	Public Works	Developer			
The project developer shall install an enclosed shaded school bus stop at the subdivision. The location shall be determined once the final road layout is determined and shall be agreed upon by the Mono County Department of Public Works, Caltrans, and the developer. The shelter shall be installed prior to the completion of Phase I of the housing development	Public Works	Developer Caltrans			
The project shall include a five-foot easement for pedestrian and bicycle access on the east side of Grand Teton Trail. Immediately following the installation of all infrastructure for the project, zebra stripe crosswalks shall be marked where appropriate to provide safe access from the residential development to the pedestrian/bicycle access, to the commercial lot, and to the open space and park areas	Public Works	Developer			

## Compliance Checklist: Mountain Vistas Specific Plan / EIR / Tract Map 37-54

### Project Benchmark: Prior to Issuance of Building Permits for On-Site Construction

Approvals / Permits / Mitigation Required		Monitoring Department	Contact for Compliance	Date Completed	Staff Initials	Notes
PS-4	At the time of building permit approval, collect fire mitigation fees (Mountain Vistas Specific Plan Program 13-A).	CDD	Public Works			
PS-5	At the time of building permit approval, collect school mitigation fees (Mountain Vistas Specific Plan Program 17-A).	CDD	Public Works			
GS-10 AQ-11	The project proponent shall prepare a Stormwater Pollution Prevention Plan (SWPPP) and submit a Notice of Intent to comply with provisions of the State Water Resources Control Board's Stormwater NPDES Permit for Construction Activities. A letter of clearance and/or waste discharge requirements from the Lahontan Regional Water Quality Control Board is required prior to grading/disturbance/construction of any kind (Mountain Vistas Specific Plan Conservation Standard CS-20)	CDD	Public Works			
H-2	Development shall comply with the requirements of the Mono County Flood Plain Regulations, Chapter 21 of the Mono County Land Development Regulations, pertaining to the placement of structures within areas with flood hazards (Mountain Vistas Specific Plan Conservation Standard CS-31).	CDD	Public Works Flood Administrator			



## Compliance Checklist: Mountain Vistas Specific Plan / EIR / Tract Map 37-54

**Project Benchmark: Prior to Issuance of Building Permits for On-Site Construction continued**

Approvals / Permits / Mitigation Required	Monitoring Department	Contact for Compliance	Date Completed	Staff Initials	Notes
<p>H-3 Development shall comply with the recommendations contained in the Base Flood Elevation Study prepared for the project, i.e.:</p> <ul style="list-style-type: none"> <li>a. Construct homes such that finished floor elevations are above the base flood elevations indicated on Figure A1 in the Base Flood Elevation Study for the project (see Appendices).</li> <li>b. Homes shall be built to conform fully to FEMA requirements for homes in flood areas, including, but not limited to, the installation of required ventilation for the home's crawl space. This shall be reiterated in the CC &amp; Rs for the project.</li> <li>c. Lot grading shall be kept to a minimum (i.e. that necessary for driveways and the building pad) so as not to significantly obstruct the flow of storm waters. Driveways and roads shall be constructed essentially at grade and shall not be constructed to obstruct the flow of a storm. This shall be reiterated in the CC &amp; Rs for the project.</li> <li>d. Homes for the north lots shall be built generally toward the road, to minimize the potential effect on upstream properties. Lots 1-4 shall require either further specific study or very specific building envelopes to minimize the potential effect on upstream properties.</li> <li>e. As much as is practicable, homes built in a row perpendicular to the flood flow path shall be minimized.</li> <li>f. Homes shall be built to minimize channeling away from the overflow weir created at Chalfant Road.</li> <li>g. Building pads shall be protected against erosion particularly around the corners.</li> </ul> <p>In order to comply with the above requirements, the Final Tract Map for the project shall indicate building envelopes for each site and shall indicate the base flood elevation applicable to each building envelope (Mt. Vistas Specific Plan Conservation Standard CS-32).</p>	CDD	Public Works Flood Administrator			

## Compliance Checklist: Mountain Vistas Specific Plan / EIR / Tract Map 37-54

**Project Benchmark: Ongoing During Construction**

Approvals / Permits / Mitigation Required		Monitoring Department	Contact for Compliance	Date Completed	Staff Initials	Notes
GS-6 AQ-7	Dust generated during construction shall be controlled by the use of watering or other Best Management Practices. All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering shall occur at least twice daily with complete coverage (Mountain Vistas Specific Plan Conservation Standard CS-16).	CDD	Building			
GS-7 AQ-8	Speed limits on the construction-site shall be reduced to minimize dust and windborne erosion (Mountain Vistas Specific Plan Conservation Standard CS-17).	CDD	Code Enforcement			
GS-8 AQ-9	Construction materials (rock, debris, etc.) that are not utilized as road fill shall be removed to a designated landfill or approved site (Mountain Vistas Specific Plan Conservation Standard CS-18).	CDD	Building			
AQ-12	All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e greater than 25 miles per hour averaged over one hour).	CDD	Building			
AQ-13	Adjoining streets shall be washed or swept clean of tracked-out vehicle dirt.	CDD	Public Works			
AQ-14	All material transported on-site or off-site shall be sufficiently watered or securely covered to prevent excessive amounts of dust.	CDD	Public Works			

## Compliance Checklist: Mountain Vistas Specific Plan / EIR / Tract Map 37-54

**Project Benchmark: Ongoing During Construction continued**

Approvals / Permits / Mitigation Required		Monitoring Department	Contact for Compliance	Date Completed	Staff Initials	Notes
AQ-15	All trucks hauling excavated or graded material off-site shall comply with State Vehicle Code Section 23114 (which contains requirements for covering loads so materials do not blow or fall from a truck).	CDD	Public Works			
VW-2	Dogs on the project site during construction must be under the direct control of the owner at all times (Mountain Vistas Specific Plan Conservation Standard CS-22).	CDD	Animal Control			
VW-3 N-1	Construction shall be limited to daylight hours in accordance with the Mono County Noise Regulations (Mono County Code Section 10.16) in order to minimize disturbances to wildlife (Mountain Vistas Specific Plan Conservation Standard CS-23).	CDD	Building			
VW-5	The project proponent shall revegetate disturbed areas resulting from roadway construction and infrastructure installation. Revegetation shall be conducted immediately following construction. Revegetated areas shall be irrigated as needed and maintained until the plants are established (Mountain Vistas Specific Plan Conservation Standard CS-25).	CDD	Planning			
VW-6	To deter the spread of weeds, stockpiled topsoil shall be covered and disturbed areas shall be revegetated immediately following construction (Mountain Vistas Specific Plan Conservation Standard CS-26).	CDD	Public Works			

## Compliance Checklist: Mountain Vistas Specific Plan / EIR / Tract Map 37-54

**Project Benchmark: Ongoing During Construction continued**

Approvals / Permits / Mitigation Required	Monitoring Department	Contact for Compliance	Date Completed	Staff Initials	Notes
N-2 Noise levels during all construction activities shall be kept to a minimum by equipping all on-site equipment with noise attenuation devices and by compliance with all requirements of the Mono County Noise Regulations (Mono County Code Section 10.16) (Mountain Vistas Specific Plan Conservation Standard CS-2).	CDD	Building			
N-3 During all construction activities, all stationary construction equipment shall be placed so that emitted noise is directed away from sensitive receptors nearest the project site, i.e. residential uses located across Hwy. 6 (Mountain Vistas Specific Plan Conservation Standard CS-3).	CDD	Building			
N-4 During all construction activities, equipment staging areas shall be located the greatest distance possible from the nearest sensitive noise receptors, i.e. residential uses across Hwy. 6 (Mountain Vistas Specific Plan Conservation Standard CS-4).	CDD	Building			
N-9 In compliance with the recommendations listed in the Noise Impact Analysis prepared for the project, some form of mechanical ventilation shall be installed in all frontline units facing traffic from Hwy. 6, including Lots 1, 4, 5, 11-13, 20-25, and 40-43 (Mt Vistas Specific Plan Conservation Std CS-9).	CDD	Building			
WR-7 Water conserving fixtures shall be installed in all development on-site, including all residential and commercial structures and irrigation systems. This requirement shall be reiterated in the CC & Rs for the project (Mt Vistas Specific Plan Conservation Standard CS-40).	CDD	Building			

## Compliance Checklist: Mountain Vistas Specific Plan / EIR / Tract Map 37-54

**Project Benchmark: During Phase I of Construction**

Approvals / Permits / Mitigation Required		Monitoring Department	Contact for Compliance	Date Completed	Staff Initials	Notes
GS-9 AQ-10	The project proponent shall plant a windbreak along the northern and southern perimeters of the project site in order to reduce dust and windborne erosion over the life of the project. The windbreak shall be planted as soon as possible following the installation of the well(s) and water system and either before or concurrently with the first phase of residential development. An easement for this windbreak shall be included on the final tract map for the project. The windbreak shall also be included on the final Landscape Plan for the project and its ongoing existence and maintenance shall be addressed in the CC & Rs for the project (Mountain Vistas Specific Plan Conservation Standard CS-19).	CDD	Planning			
VR-13	Mailboxes shall be clustered and shall be installed by Workforce Homebuilders LLC at a location approved by the Public Works Department prior to approval of the Final Tract Map. The mailboxes shall be painted a muted earth tone (i.e. tan, green, brown, grey) that blends in with the surrounding environment and is non-reflective (Mountain Vistas Specific Plan Design Standard DS-21).	CDD	Public Works			
PS-6	The County shall establish a County Service Area Zone of Benefit to provide longterm maintenance of the following onsite infrastructure: roads, storm water system and retention basin/park and may, at some point in the future, also provide for water service.	CDD	Public Works			
The County and the developer shall establish a mutual water company to maintain and operate the water system and infrastructure.		Public Works Health Dept	Developer			

## Compliance Checklist: Mountain Vistas Specific Plan / EIR / Tract Map 37-54

**Project Benchmark: Ongoing Throughout the Life of the Project**

Approvals / Permits / Mitigation Required		Monitoring Department	Contact for Compliance	Date Completed	Staff Initials	Notes
GS-1	All development on-site (structures, utilities) shall comply with the requirements of the Uniform Building Code for Seismic Zone 4 (Mountain Vistas Specific Plan Conservation Standard CS-28).	CDD	Building			
GS-5 AQ-6	In order to minimize the potential for dust erosion, land disturbance (grading, cut and fill) for road construction, infrastructure installation, and building construction shall be limited to the areas identified on the final tract map for roads, utilities, building envelopes, and driveways (Mountain Vistas Specific Plan Conservation Standard CS-15).	CDD	Building			
VW-1	Domestic animals shall be restrained at all times, either through the use of leashes or animal enclosures. No animals shall be allowed to be free roaming. This requirement shall be reiterated in the project CC & Rs (Mountain Vistas Specific Plan Conservation Standard CS-21).	CDD	Animal Control			
VW-8	The developer shall notify all equestrian related property residents of the effects of equine related weed dispersal and encourage all residents to use certified weed free feed.	CDD	Applicant Homeowner Assoc			
VR-1	The project shall not have streetlights unless required for safety at key intersections (Mountain Vistas Specific Plan Design Standard DS-9).	CDD	Planning			

## **Compliance Checklist: Mountain Vistas Specific Plan / EIR / Tract Map 37-54**

**Project Benchmark: Ongoing Throughout the Life of the Project continued**

<b>Approvals / Permits / Mitigation Required</b>	<b>Monitoring Department</b>	<b>Contact for Compliance</b>	<b>Date Completed</b>	<b>Staff Initials</b>	<b>Notes</b>
VR-2 Exterior lighting at individual residences and on the commercial lot shall be limited to that necessary for safety reasons. Exterior lighting shall be concealed, high intensity lighting shall be avoided, and lighting shall be shielded and directed so that it does not emanate beyond the boundaries of each individual lot. This requirement shall be reiterated in the CC & Rs for the project (Mountain Vistas Specific Plan Design Standard DS-10).	CDD	Building			
VR-3 Building design for the single-family residences shall be similar to the design prototypes shown in Figure 1 in the Mountain Vistas Specific Plan. This requirement shall be reiterated in the CC & Rs for the project. This standard addresses the building design only; building colors and materials are addressed in mitigation measure VR-8 (Mountain Vistas Specific Plan Design Standard DS-11).	CDD	Planning			
VR-4 Workforce Homebuilders LLC shall install factory-built housing on at least 50 percent of the lots they develop. The factory built housing installed on-site shall be installed on an engineered load bearing foundation system on top of a concrete footing. There shall be at least 3 floor plans available and at least 2 exterior elevations per floor plan. Workforce Homebuilders LLC may build stick built housing or sell vacant lots on up to 50 percent of the lots they develop. (Mountain Vistas Specific Plan Design Standard DS-12)	CDD	Building			
VR-5 Any factory built housing subsequently installed on the site shall be installed on an engineered load bearing foundation system on top of a concrete footing (Mountain Vistas Specific	CDD	Building			

Plan Design Standard DS-13).					
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## Compliance Checklist: Mountain Vistas Specific Plan / EIR / Tract Map 37-54

**Project Benchmark: Ongoing Throughout the Life of the Project continued**

Approvals / Permits / Mitigation Required	Monitoring Department	Contact for Compliance	Date Completed	Staff Initials	Notes
<p>VR-6 Building design for the commercial development shall be consistent with the rural character and setting of Chalfant and shall comply with the following minimum development standards listed in the Mono County General Plan:</p> <ul style="list-style-type: none"> <li>a. Projects should not dominate the natural environment, and should complement existing community character; the scale, design, and siting of a project should be appropriate for the setting;</li> <li>b. Building mass should be varied and should be appropriate for the surrounding community or area;</li> <li>c. Project siting and structural design should be sensitive to the climate, topography, and lighting of the surrounding environment;</li> <li>f. The visual impacts of parking areas shall be minimized through the use of landscaping, siting that screens the parking from view, or other appropriate measures.</li> <li>h. Standardized commercial structures, design, and materials shall not be allowed;</li> </ul> <p>(Mono County General Plan, Conservation/Open Space Element, Visual Resource policies, Obj. C, Action 2.1) (Mountain Vistas Specific Plan Design Standard DS-14)</p>	CDD	Planning			
<p>VR-7 Building heights for residential development shall be limited to a maximum of 25 feet. Building heights for commercial development shall be limited to a maximum of 25 feet, unless a mixed use development is proposed for the commercial lot, with residential uses on the second story. This requirement shall be reiterated in the CC &amp; Rs for the project (Mountain</p>	CDD	Planning			

Vistas Specific Plan Design Standard DS-15).					
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## **Compliance Checklist: Mountain Vistas Specific Plan / EIR / Tract Map 37-54**

**Project Benchmark: Ongoing Throughout the Life of the Project continued**

<b>Approvals / Permits / Mitigation Required</b>	<b>Monitoring Department</b>	<b>Contact for Compliance</b>	<b>Date Completed</b>	<b>Staff Initials</b>	<b>Notes</b>
VR-9 One monument sign, designed and installed in compliance with the Mono County Sign Ordinance, shall be allowed at the entrance to the subdivision. No other signs are allowed for the residential development other than the housing number signs required by the Mono County Firesafe Standards, Chapter 22 of the Land Development Regulations (Mountain Vistas Specific Plan Design Standard DS-17).	CDD	Planning			
VR-10 Signs for the commercial development shall comply with the requirements of the Mono County Sign Ordinance, Chapter 7 of the Land Development Regulations (Mountain Vistas Specific Plan Design Standard DS-18).	CDD	Planning			
VR-11 All utilities (electrical, cable, communication lines, water distribution lines, propane distribution lines, etc.) shall be installed underground in conformance with applicable provisions of the Mono County Land Development Regulations. All service connections shall be placed so that public roadways will not have to be cut up for service connections to future residences (Mountain Vistas Specific Plan Design Standard DS-19).	CDD	Planning			
VR-12 All utilities shall be installed to all parcels within each development phase prior to the occupancy of any structure constructed on any parcel within that development phase (Mountain Vistas Specific Plan Design Standard DS-20).	CDD	Planning			

## Compliance Checklist: Mountain Vistas Specific Plan / EIR / Tract Map 37-54

**Project Benchmark: Ongoing Throughout the Life of the Project continued**

Approvals / Permits / Mitigation Required	Monitoring Department	Contact for Compliance	Date Completed	Staff Initials	Notes
VR-15 Visually offensive uses resulting from the commercial development, such as propane tanks, solid waste dumpsters, etc. shall be adequately screened through the use of landscaping, fencing, contour grading, or other appropriate measures. Landscaping on the commercial lot shall occur as shown on the final Landscape Plan adopted for the project (Mountain Vistas Specific Plan Design Standard DS-23).	CDD	Planning			
VW-7 The project proponent shall work with LADWP and BLM to identify one authorized trail/route access from the community to access adjacent LADWP and BLM lands. The route shall be identified prior to approval of the final tract map and shall be marked with a sign at the property boundary. The developer shall inform all new residents of BLM policies that prohibit cross-country vehicle use on adjacent public lands and limit that vehicle use to designated roads and trails.	CDD	Applicant LADWP BLM			
CR-1 The project proponent shall stop work and notify appropriate agencies and officials if archaeological evidence is encountered during earthwork activities. No disturbance of an archaeological site shall be permitted until such time as the applicant hires a qualified consultant and an appropriate report that identifies acceptable site mitigation measures is filed with the County Planning Department. Road construction/grading plans shall include such notice (Mountain Vistas Specific Plan Conservation Standard CS-27).	CDD	Applicant Building			

## Compliance Checklist: Mountain Vistas Specific Plan / EIR / Tract Map 37-54

**Project Benchmark: Ongoing Throughout the Life of the Project continued**

Approvals / Permits / Mitigation Required	Monitoring Department	Contact for Compliance	Date Completed	Staff Initials	Notes
C-3 Direct access from Hwy. 6 to the commercial lot shall be prohibited (Mountain Vistas Specific Plan Circulation Policy 5-C).	CDD	Planning			
AQ-1 Only high efficiency heating systems shall be installed in the residences. No units shall have wood-burning appliances as the primary heating source (Mountain Vistas Specific Plan Conservation Standard CS-10).	CDD	Building			
AQ-2 In compliance with Mono County General Plan policies, any wood-burning appliances installed in the project shall be Phase II EPA certified (Mono County General Plan, Conservation/Open Space Public Health and Safety policies, Objective A, Action 6.1). This requirement shall be reiterated in the CC & Rs for the project (Mountain Vistas Specific Plan Conservation Standard CS-11).	CDD	Building			
WR-5 Landscaping installed by the Workforce Homebuilders LLC shall be maintained and irrigated in accordance with the requirements specified on the Landscape Plan (Mountain Vistas Specific Plan Conservation Standard CS-38).	CDD	Planning			
WR-6 Landscaping on individual residential lots shall be predominantly xeriscape (i.e. 65 percent of landscaping on an individual lot shall be xeriscape). The requirement for xeriscapic landscaping shall be reiterated in the CC & Rs for the project (Mountain Vistas Specific Plan Conservation Standard CS-39).	CDD	Planning			

## **Compliance Checklist: Mountain Vistas Specific Plan / EIR / Tract Map 37-54**

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**Project Benchmark: Within One Year of Completion of Housing On-Site**

<b>Approvals / Permits / Mitigation Required</b>	<b>Monitoring Department</b>	<b>Contact for Compliance</b>	<b>Date Completed</b>	<b>Staff Initials</b>	<b>Notes</b>
C-5      The County, the applicant, and the community shall work with Caltrans to provide the safest feasible crossing of Highway 6 from the commercial lot to commercial and community facilities on the east side of Highway 6 in Chalfant. Such a crossing shall be completed within one year of the completion of housing on the project site (Mountain Vistas Specific Plan Circulation Program 6-B). Options for a safe pedestrian crossing include: a crosswalk with flashing lights, a roundabout on Highway 6 with pedestrian crossings; an underpass on Highway 6; a four-way stop at the intersection of Highway 6 and Brown Subdivision Road.	CDD	Public Works  Caltrans  Planning			